



2 Church View Church Lane, Tydd St. Giles, Wisbech, Cambridgeshire, PE13

Nestled in a tranquil village setting, this charming semi-detached home offers the perfect blend of peaceful country living and modern accommodation. Features include a modern fitted kitchen, good-sized living room, and a downstairs cloakroom. Upstairs there are three good-sized bedrooms, including an ensuite to the master.

The pretty cottage-style garden is low maintenance, boasting idyllic views of the church. A patio area is surrounded by decorative flower beds, perfect for relaxing or entertaining. Accessed by a shared gravel driveway with off-road parking space for one vehicle.

An ideal property for those seeking a quiet retreat, the garden and outdoor spaces complement the cozy interior, making it a truly special place to call home.

Tydd St Giles is the northernmost village in Cambridgeshire and is close to the border with Lincolnshire and Norfolk. The popular Tydd St. Giles Golf and Country Club with an 18-hole golf course, gym, restaurant and cafe facilities is always an attraction, with other events held in the Community Centre. Tydd St. Giles is conveniently located approximately 6 miles from Wisbech and roughly 5 miles away from Long Sutton, a small but busy Market Town with a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Boots, Health Centre, Library, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive

Offers in the region of £185,000 Freehold



Entrance Hallway

4'9" x 4'2" (1.45 x 1.28)

Wooden front door. Stairs to first floor. Fire alarm.

Living Room

12'4" x11'5" (3.77 x3.48)

Wooden double-glazed window to front.

Rear Hallway

9'5" x3'1" (2.88 x0.94)

Wooden doubе-glazed window to side. Access to large under-stairs cupboard. Fire alarm. Power points.

Kitchen

14'8" x 10'4" (4.48 x 3.15)

Wooden double-glazed French doors to patio. Wooden doubе-glazed twin aspect windows to rear. Matching wall and base units. Stainless steel sink and drainer with mixer tap over. Electric hob with extractor fan over. Sapce and plumbing for washing machine. Space for tall fridge freezer. Under-counter space for one appliance. Fire alarm. Power points.

Cloakroom

4'7" x 3'1" (1.42 x 0.94)

Wall-hung hand basin. Low-level WC.

Landing

9'5" (max) x 7'3" (max) (2.89 (max) x 2.23 (max))

Wooden double-glazed window to side. Access to airing cupboard housing hot water cylinder. Fire alarm.

Bedroom 1

11'5" x 9'8" (3.50 x 2.95)

Wooden double-glazed window to front. Loft access. Power points. Radiator.

En-Suite

5'1" x 4'4" (1.57 x 1.33)

Wall-hung hand basin. Corner shower cubicle with 'Britson' electric shower. Low-level WC.

Bedroom 2

10'4" x 7'1" (3.15 x 2.17)

Wooden double-glazed window to rear. Power points. Radiator.

Bedroom 3

7'11" (max) x 7'1" (max) (2.42 (max) x 2.18 (max))

Wooden double-glazed window to rear. Built-in wardrobe. Loft access. Power points. Radiator.

Bathroom

7'1" x 5'10" (2.17 x 1.78)

Wall-hung hand basin. Panel bath with twin taps. Low-level WC. Part-tiled walls. Radiator.

Outside

Pretty Cottage-Style Garden, Low Maintenance, With Idyllic Views Of The Church. Patio Surrounded By Decorative Flower Beds. Wooden potting shed. Water butt. Outdoor light and outdoor tap. Access by shared gravel driveway. Off-road parking for one vehicle.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax

Council Tax Band B. For more information on Council Tax, please contact Fenland District Council on 01354 654321.

Energy Performance Certificate

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Air source heat pump. Underfloor heating to ground floor. Radiators upstairs.

Mobile Phone Signal

EE - Good (outdoor only)

02 - Good (outdoor only)

Three - Good (outdoor only)

Vodafone - Good (outdoor only)

Visit the Ofcom website for further information.

Broadband Coverage

Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

Directions

From the Geoffrey Collings Long Sutton office, head south-east on High Street before turning right onto Wisbech Road, at the roundabout take the second exit to continue on Wisbech Road. Follow for two miles before turning right onto Common Way and then left onto Church Lane, the property can be found after a short drive on your left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.